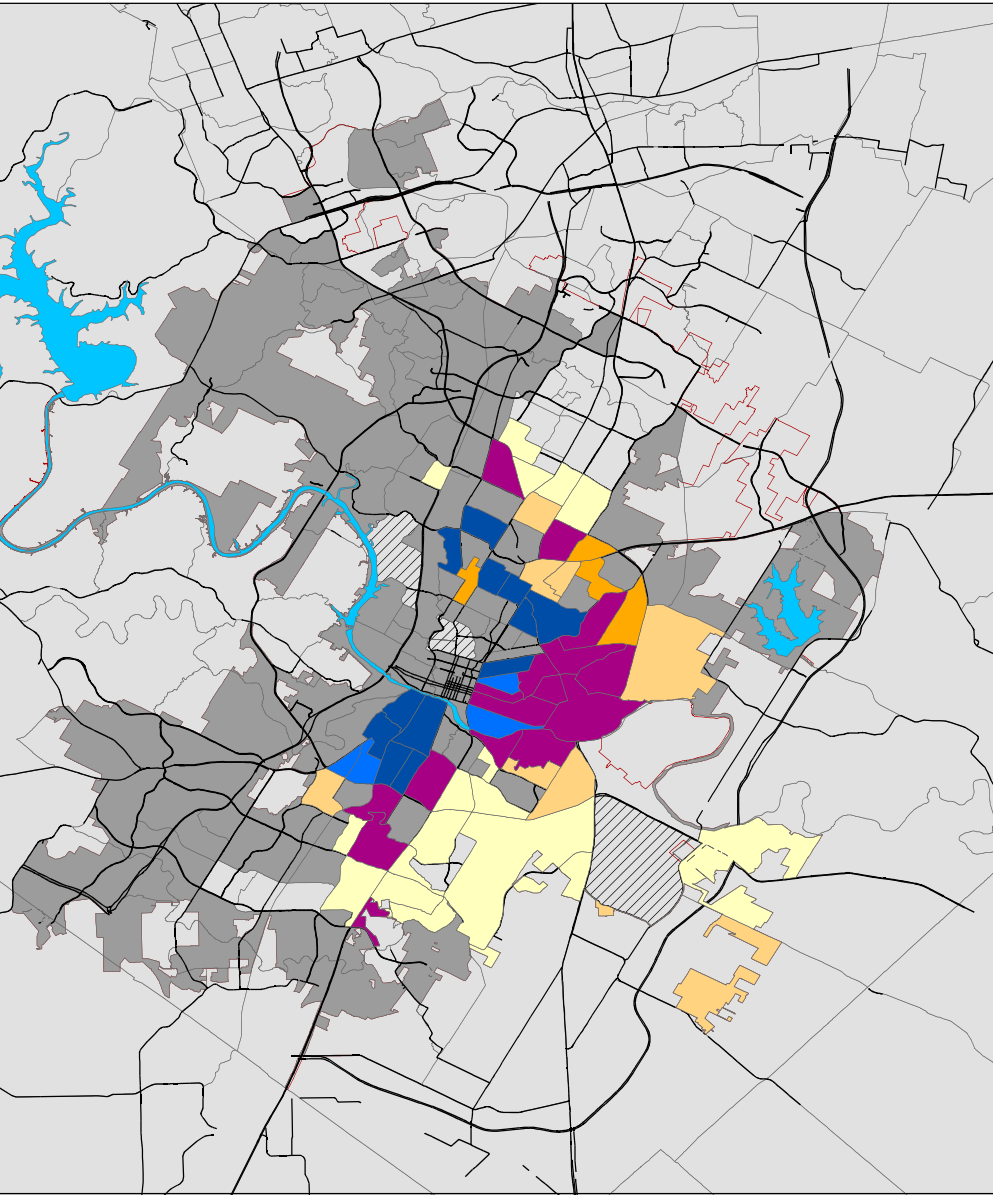


UT Austin Gentrification Study Update



Presentation to City Council
Tuesday, March 6, 2018

Heather K. Way

Clinical Professor & Director of Entrepreneurship and
Community Development Clinic, UT Law

Jake Wegmann

Assistant Professor, Community and Regional Planning,
School of Architecture

Elizabeth Mueller (in absentia)

Associate Professor, Community and Regional Planning,
School of Architecture

Master in Community and Regional Planning Students

Nicholas Armstrong '19

Ben Martin '19

Alexandra (Alex) Radtke '18

Gentrification Study Overview

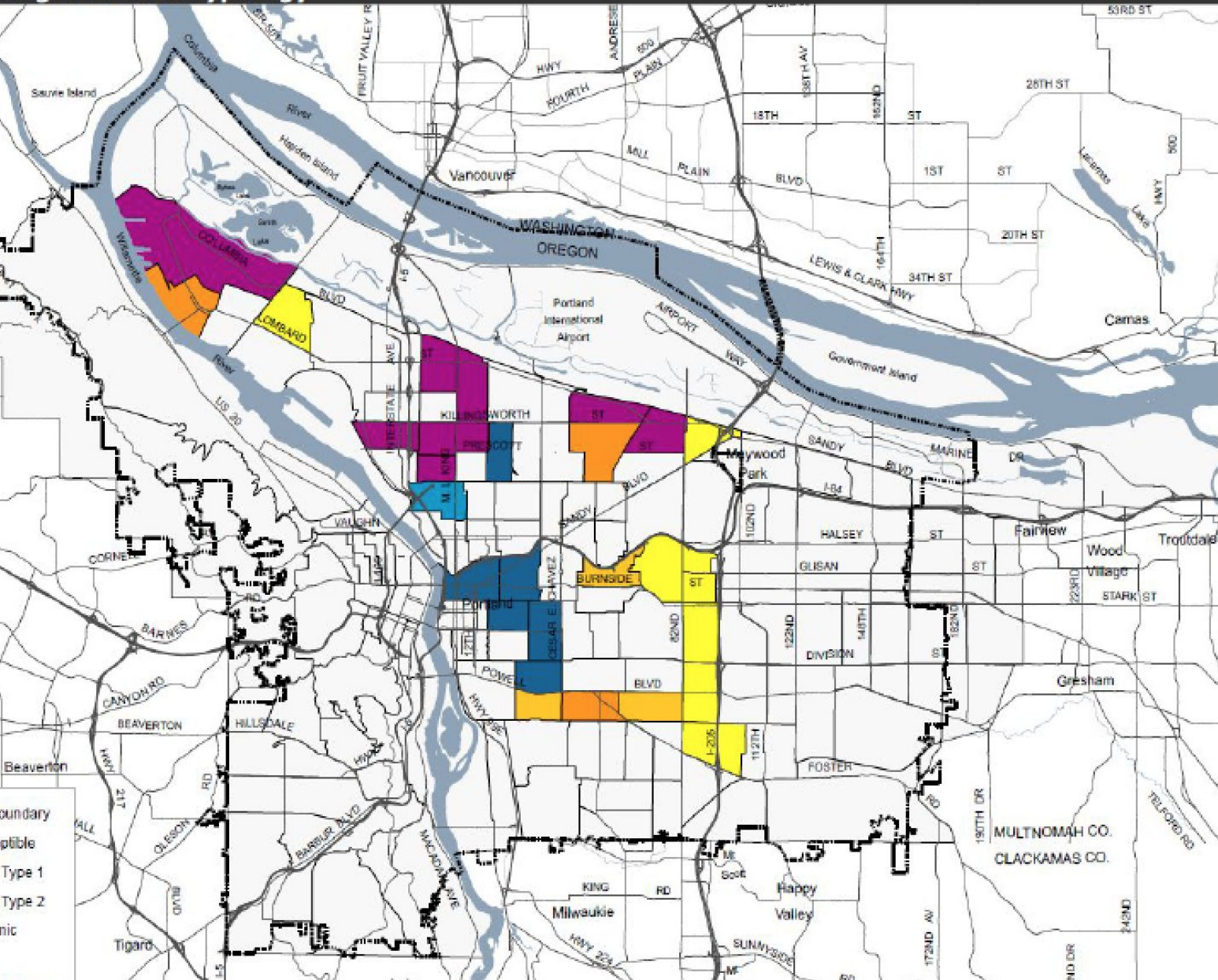
- Proposed by Councilmember Pool
- Final City Council approval in October 2017
- Completion deadline: August 31, 2018

Gentrification Study Scope

Gentrification Study Scope

- 1) Neighborhood change analysis: Mapping/classification of census tracts in City of Austin (6 types):
COMPLETE PENDING FEEDBACK

Neighborhood Typology



Bates, Lisa K.,
"Gentrification
Displacement S
Implementing a
Equitable Inclus
Development
Strategy in the
Context of
Gentrification"
(2013).

http://pdxscholar.pdx.edu/uspr
83

Gentrification Study Scope

- 1) Neighborhood change analysis: Mapping/classification of census tracts in City of Austin (6 types):
COMPLETE PENDING FEEDBACK
- 2) “Neighborhood drilldowns” in two census tracts:
CURRENTLY UNDERWAY (COMPLETION IN MAY 2018)

Gentrification Study Scope

- 1) Neighborhood change analysis: Mapping/classification of census tracts in City of Austin (6 types):
COMPLETE PENDING FEEDBACK
- 2) “Neighborhood drilldowns” in two census tracts:
CURRENTLY UNDERWAY (COMPLETION IN MAY 2018)
- 3) **Analysis of anti-gentrification strategies** for each neighborhood type in Austin: CURRENTLY UNDERWAY (COMPLETION IN AUGUST 2018)

Some details on our work so far

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- Analyzed (almost) all Census tracts entirely or partially inside Austin city limits. Assigned gentrification stage classification.

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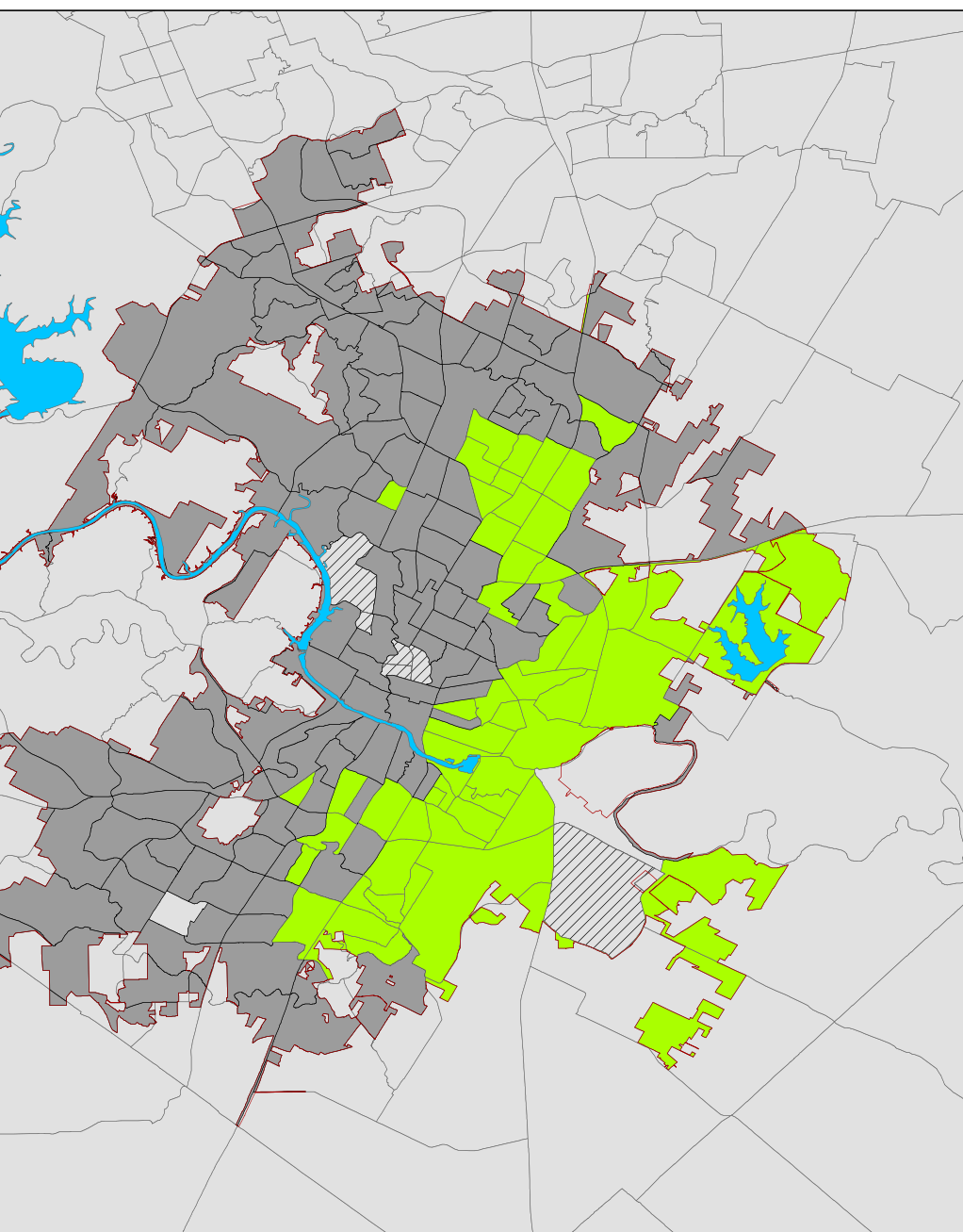
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- Excluded “oddball” tracts (UT, West Campus, Camp Mabry, ABIA)

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- City tracts compared to average for entire metropolitan area (Travis, Williamson, Hays, Bastrop, and Caldwell Counties)

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- Excluded “oddball” tracts (UT, West Campus, Camp Mabry, ABIA)
- City tracts compared to average for entire metropolitan area (Travis, Williamson, Hays, Bastrop, and Caldwell Counties)
- **Most recent Census data is from 2012 to 2016**



 Austin City Limits

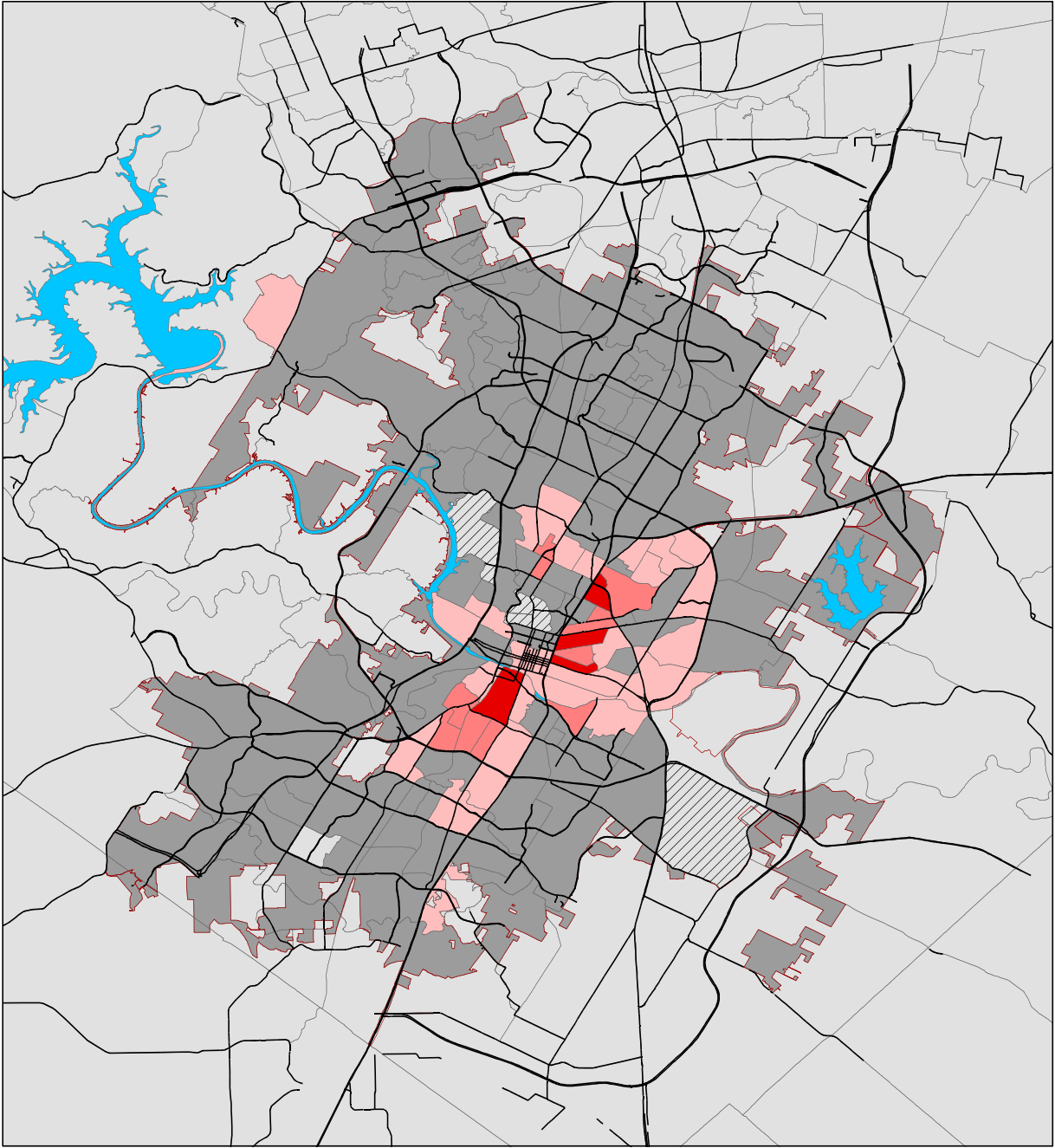
Meets 3/5 or more Vulnerability Criteria

 No

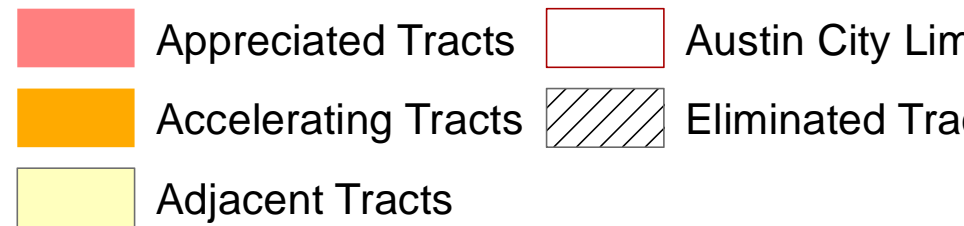
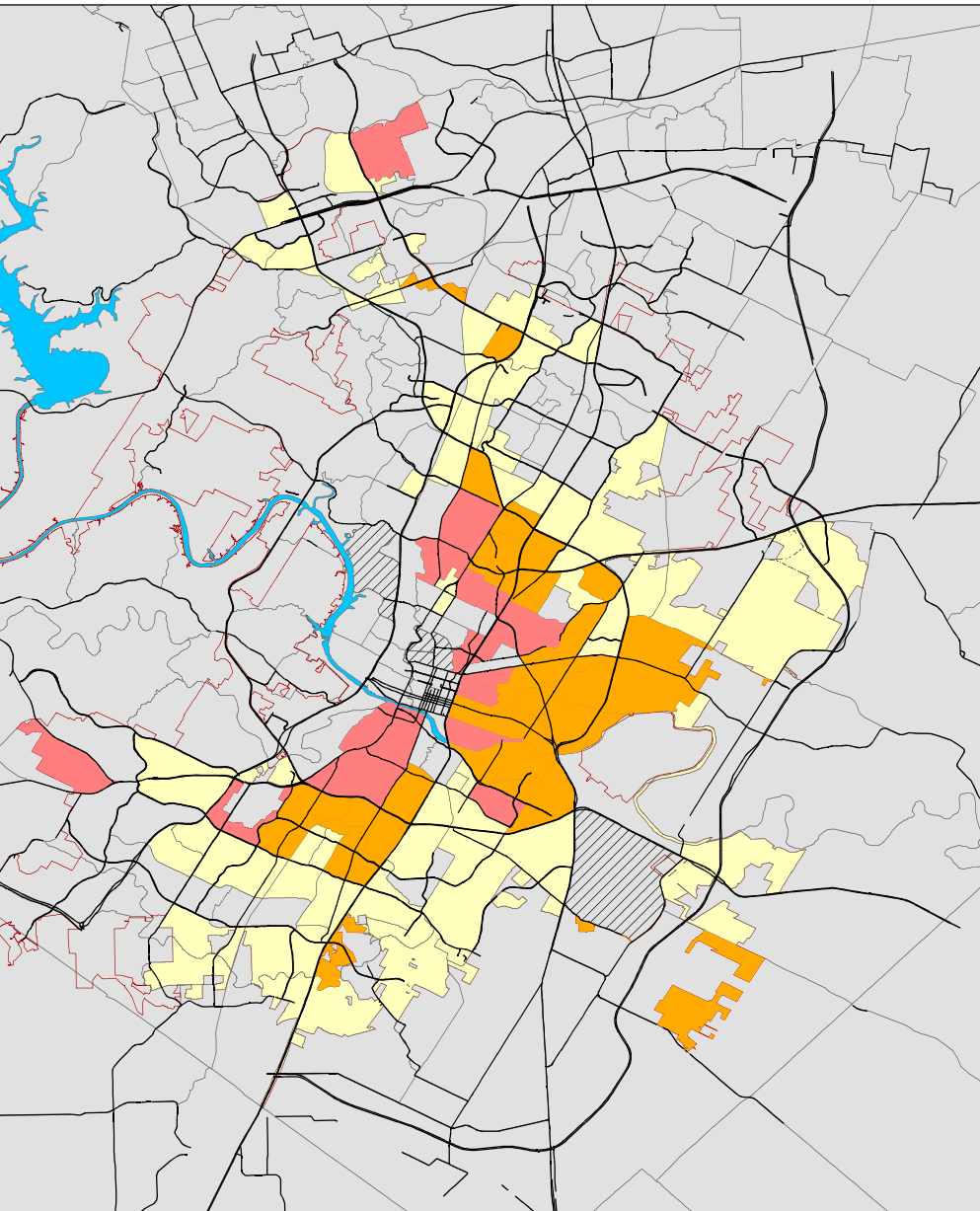
 Yes

 Eliminated Tracts

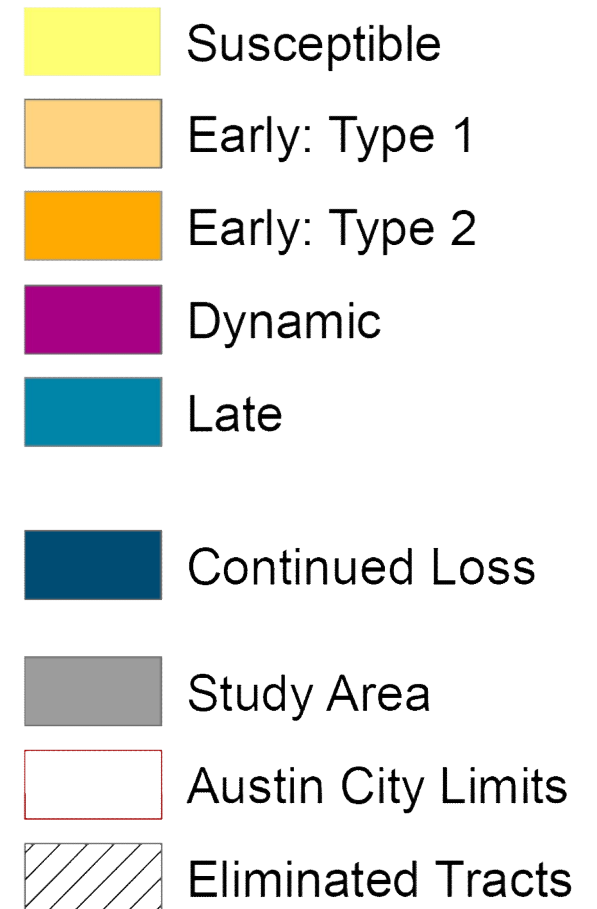
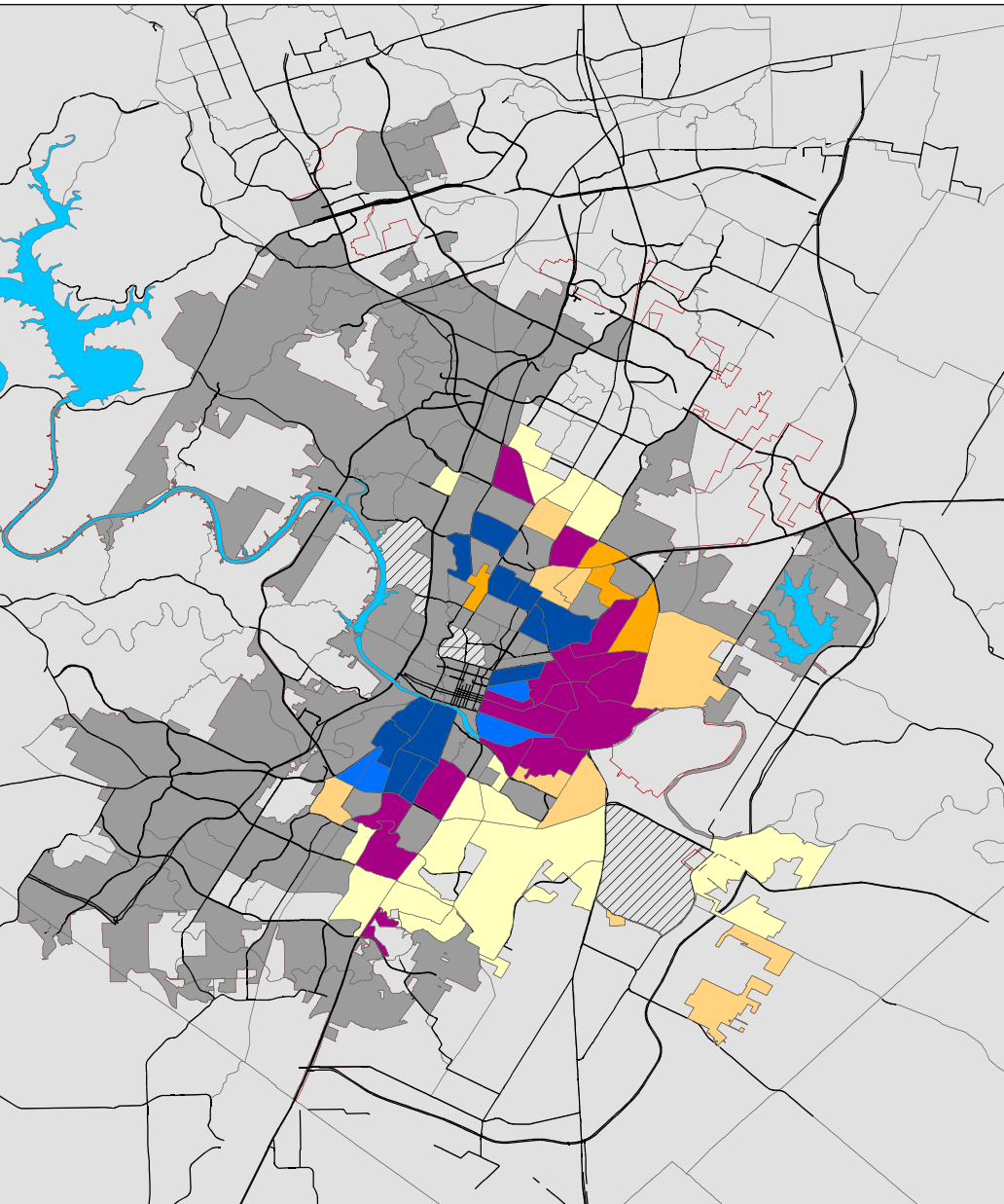
Significant Demographic Change Tracts (2000-2016)



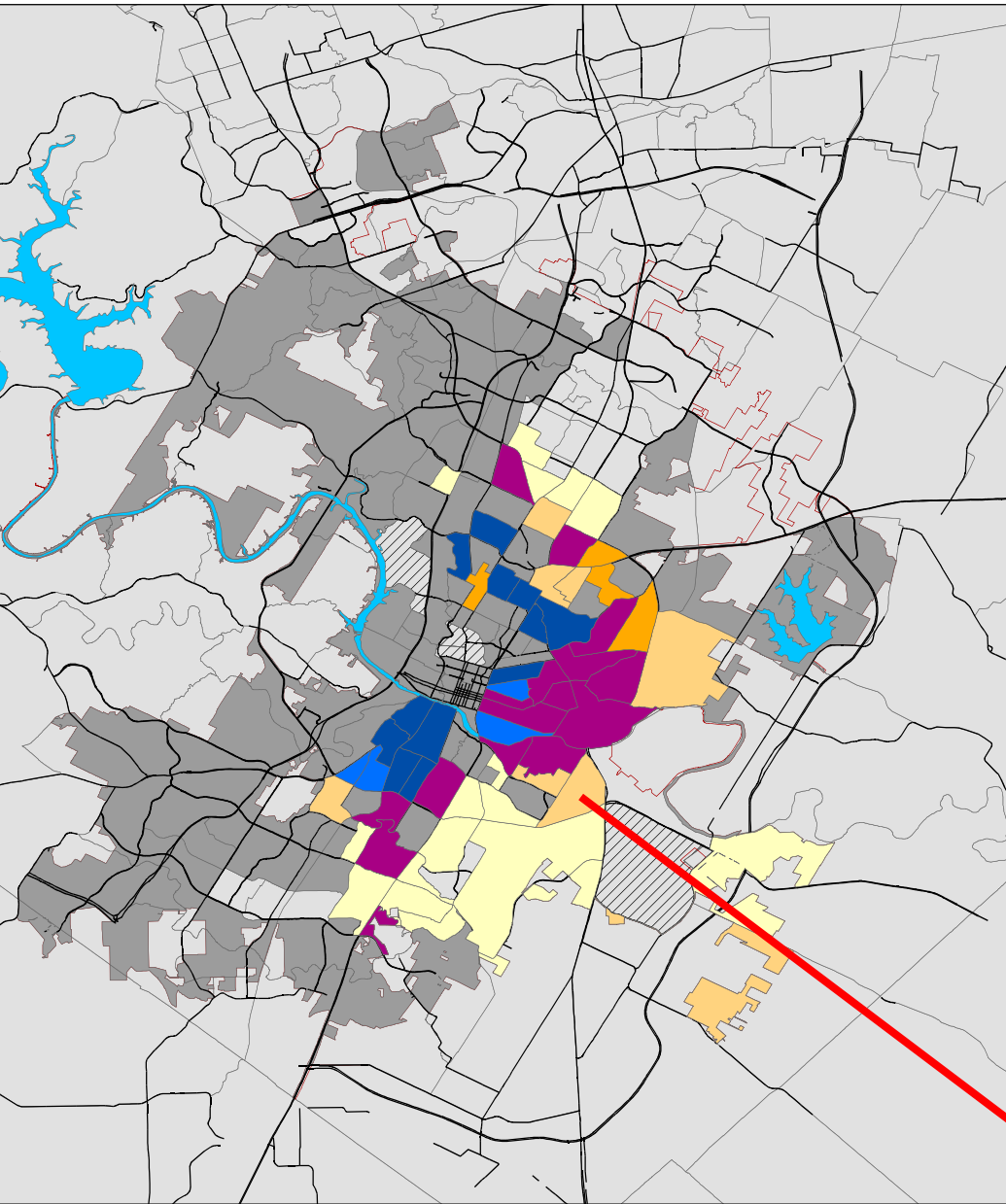
Value Type (March 2018 Draft)



Neighborhood Typology (Draft March 1, 2018)

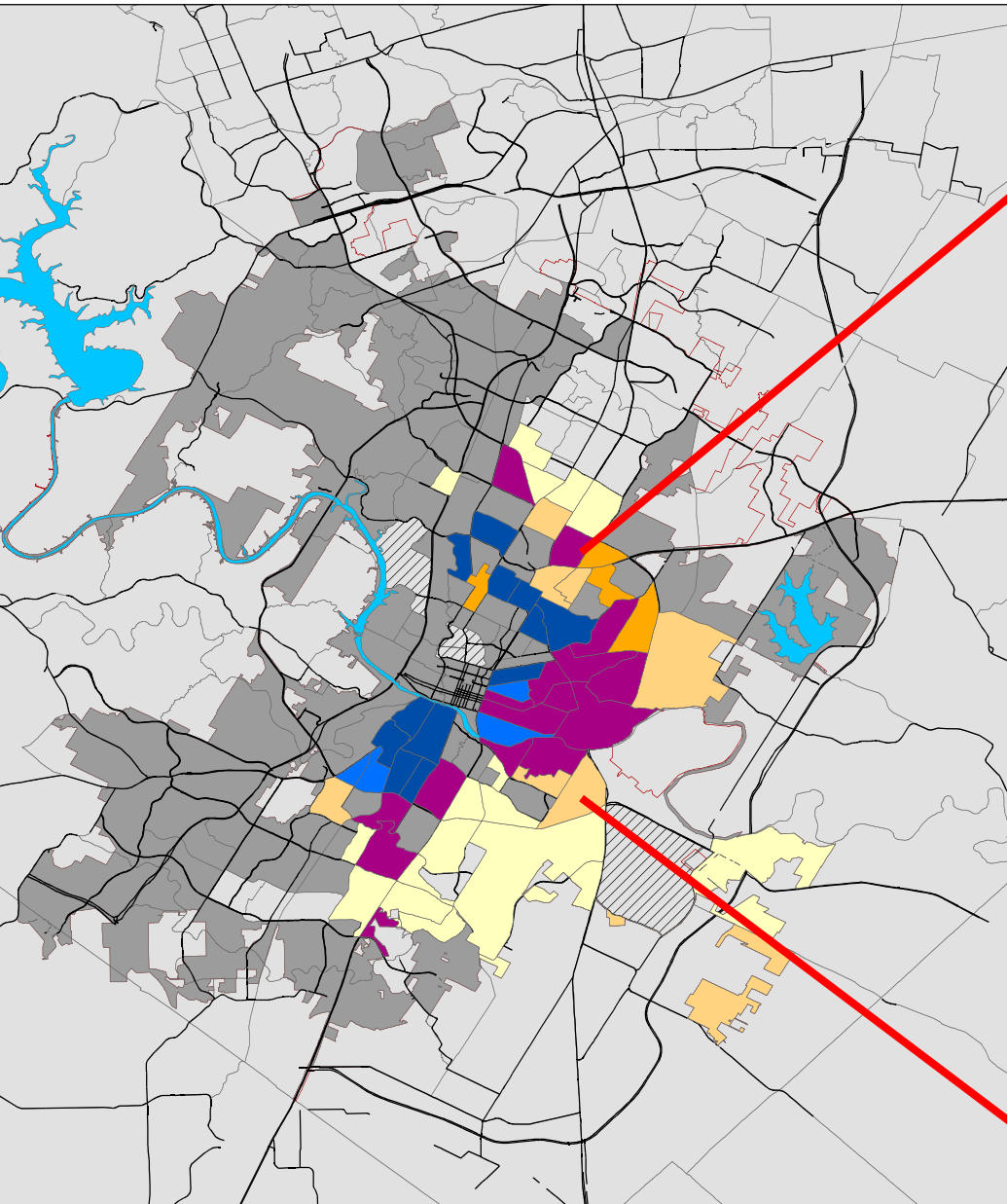


Neighborhood Typology (Draft March 1, 2018)



- Susceptible
- Early: Type 1
- Early: Type 2
- Dynamic
- Late
- Continued Loss
- Study Area
- Austin City Limits
- Eliminated Tracts

Montopolis



St. John's/Coronado Hills

- Susceptible
- Early: Type 1
- Early: Type 2
- Dynamic
- Late
- Continued Loss
- Study Area
- Austin City Limits
- Eliminated Tracts

Montopolis

Policy Strategy Analysis

- Case studies of gentrifying neighborhoods from around the country
- Tool-specific case studies
- Policy overview
- Policy matrix with 5 criteria

Policy Strategy Matrix: 5 Criteria

Stage of gentrification

Financial cost to city per household benefitted

Length of impact

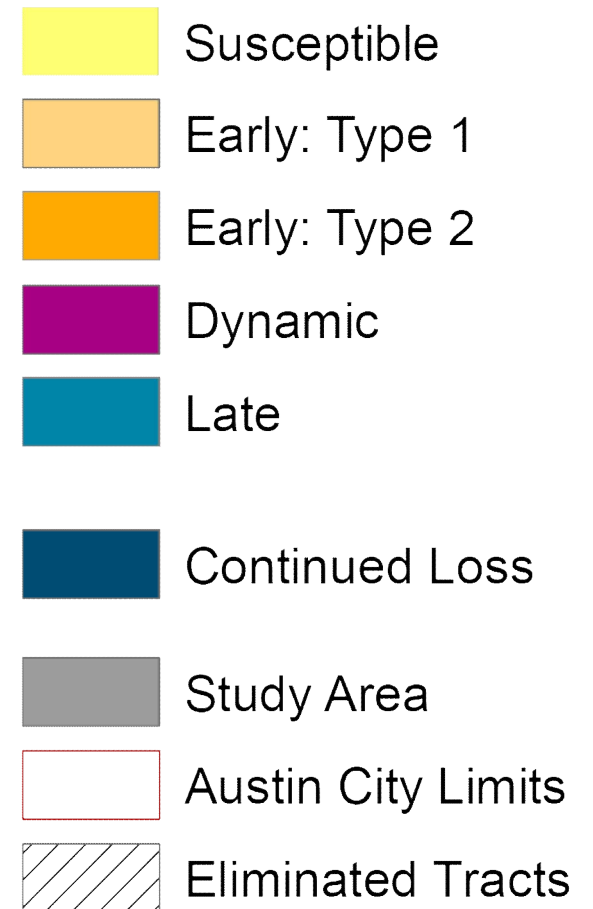
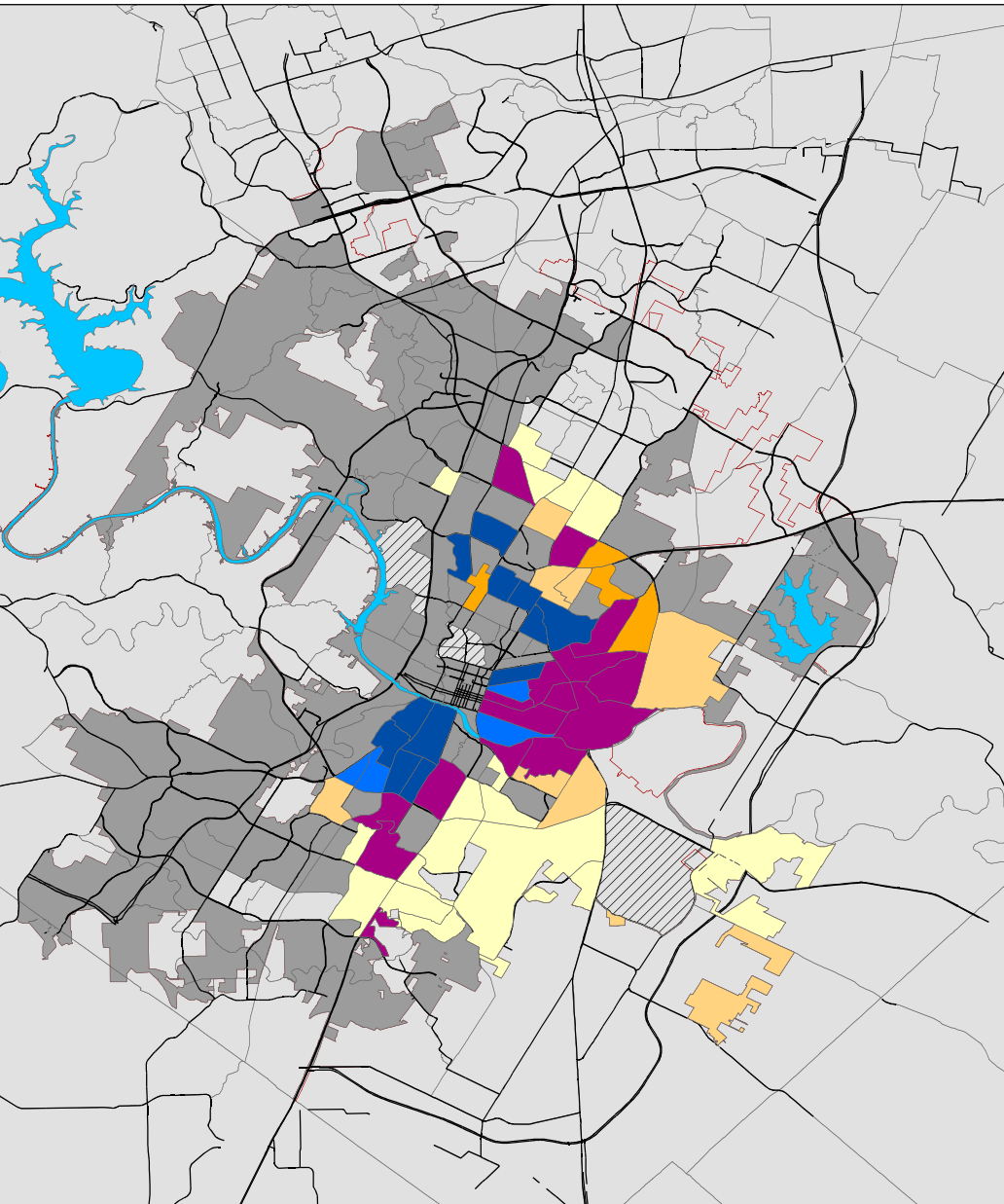
Target population/who directly benefits

Scalability/resources required to implement

Potential Examples of Policy Strategy Matrix

	Stage of gentrification	Financial cost to city per household benefitted	Length of impact	Target population/who directly benefits	Scalability/ resources required to implement
and banking with 99-year deed restrictions	Susceptible; early	\$30k-100k/household	99-plus years	Families with children and seniors; renters; ELI to moderate income	Nonprofit partners with capacity
Mobile home purchase by tenants and conversion to nonprofit cooperatives	Susceptible; early; dynamic	\$40k-100k	99-plus years	Families with children and seniors; renters; persons of color; ELI to VLI	Technical assistance; external or internal loan fund

Thank you!



Gentrifying tract type	Demographic change (2000 to 2012-16)	Average current residential real estate value (2012-16)	Appreciation	Must touch tract with high value and/or high recent appreciation
Susceptible		Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Early: Type 1		Low or moderate	High recent (2000 to 2012-16)	
Early: Type 2	✓	Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Dynamic	✓	Low or moderate	High recent (2000 to 2012-16)	
Late	✓	High	High sustained (1990 to 2012-16)	

TRACTS IN THE CITY OF AUSTIN

Vulnerability Analysis

Vulnerable tracts



Demographic Change
(from 2000) + Housing
Market (from 1990)
Analysis to 2012-16

GENTRIFYING

VULNERABLE BUT
NOT GENTRIFYING

- Sus
- Ear
- Ear
- Dyn
- Lat

Non-vulnerable
tracts

Increase in white
and college-
educated pop from
1990 to 2012-16?

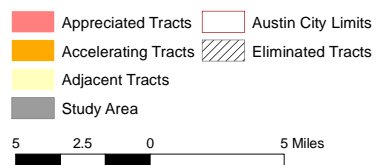
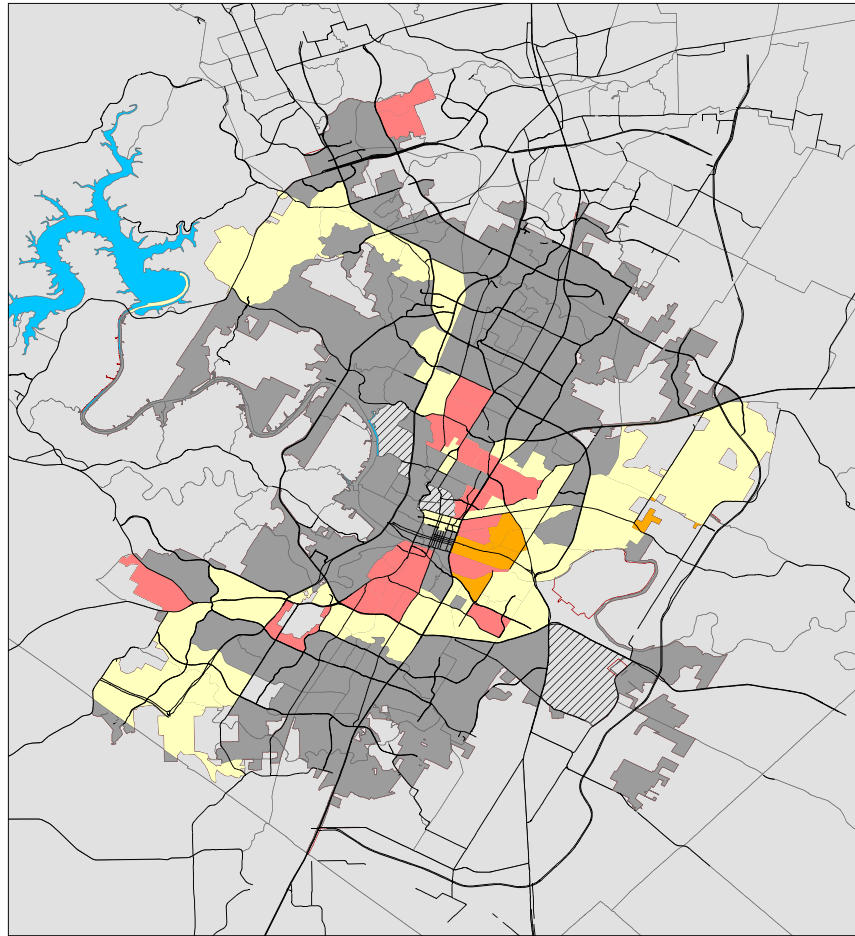
Yes

NON-VULNERABLE
WITH CONTINUED
LOSS

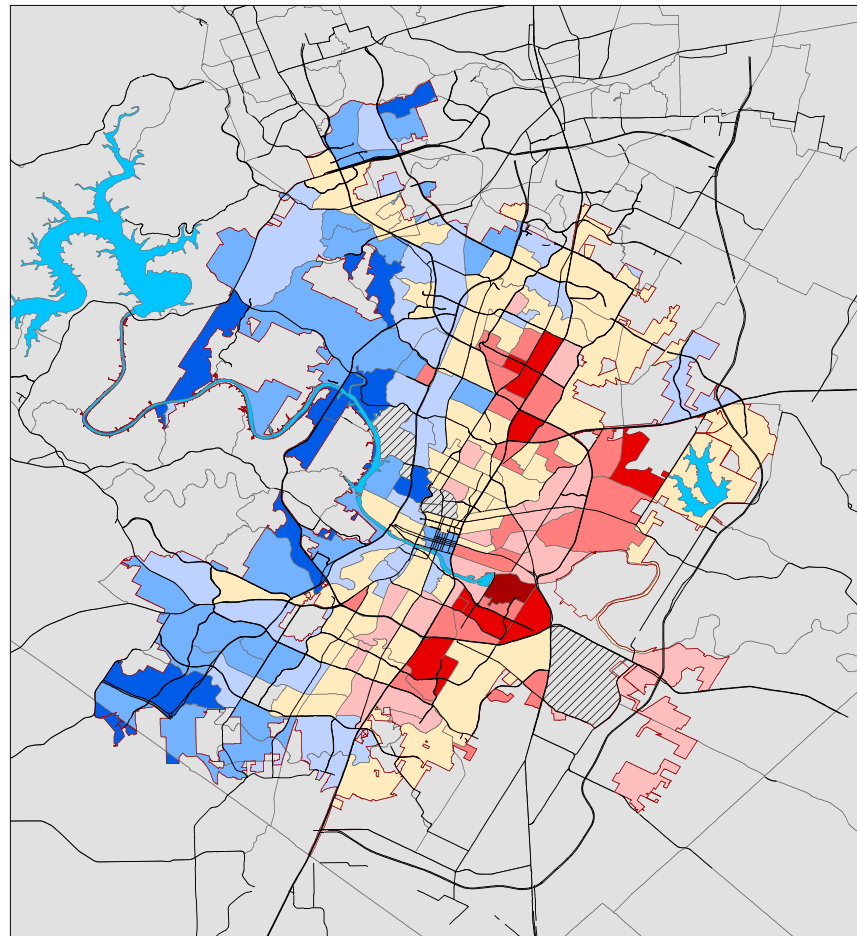
No

NON-VULNERABLE
(ALL OTHERS)

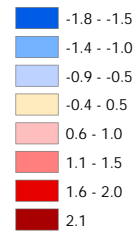
Home Value Classification



Percent Households under 80% HAMFI* by Census Tract (2016)



Z-Scores



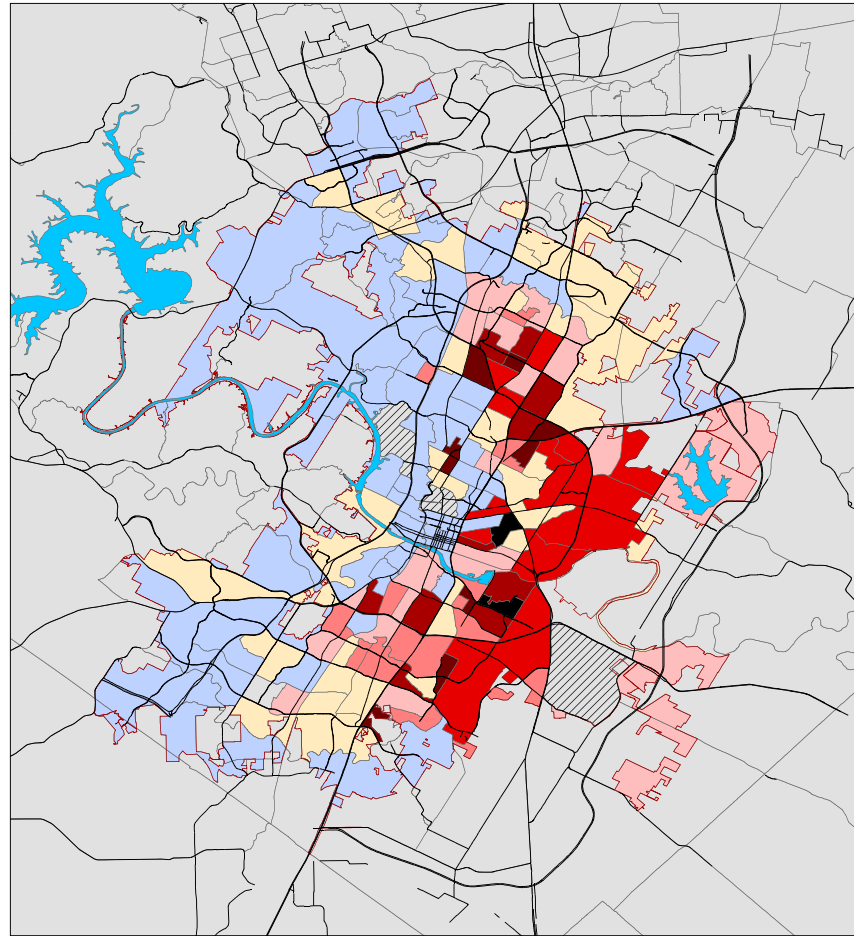
Austin City Limits

Eliminated Tracts

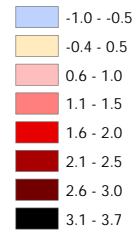


* HUD-adjusted Median Family Income

Percent Children in Poverty by Census Tract (2016)

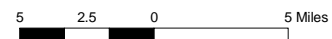


Z-Scores

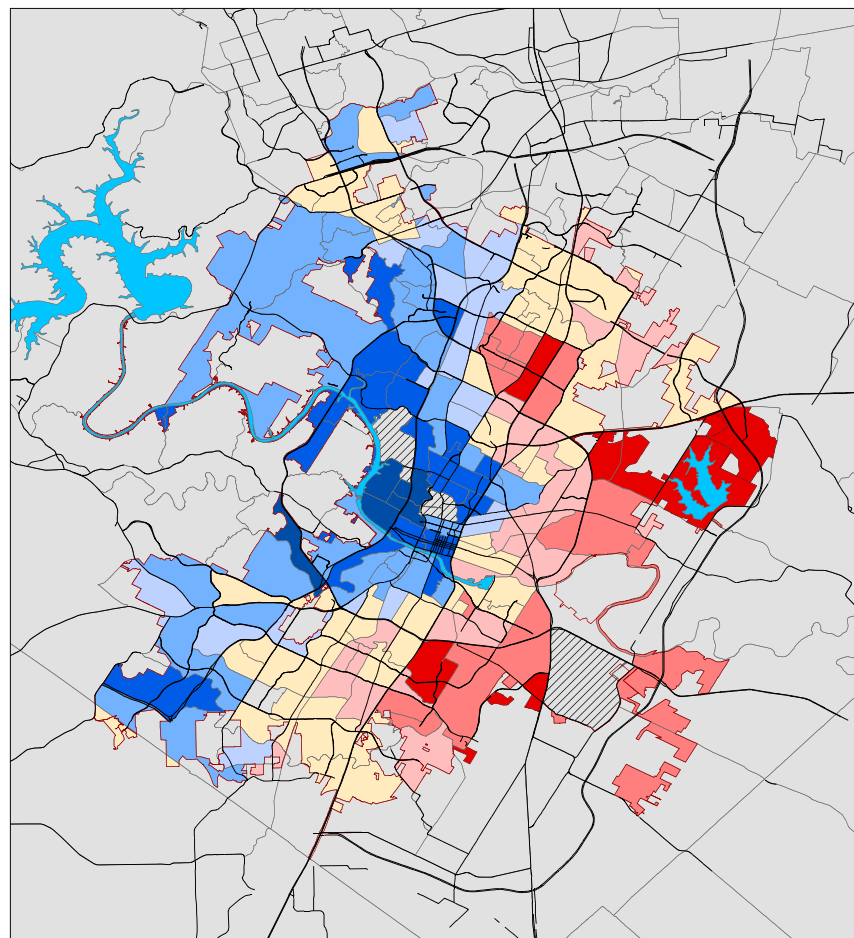


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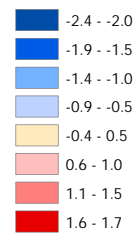
Eliminated Tracts



Percent with no Bachelor's Degree by Census Tract (2016)

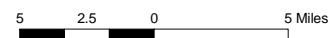


Z-Scores

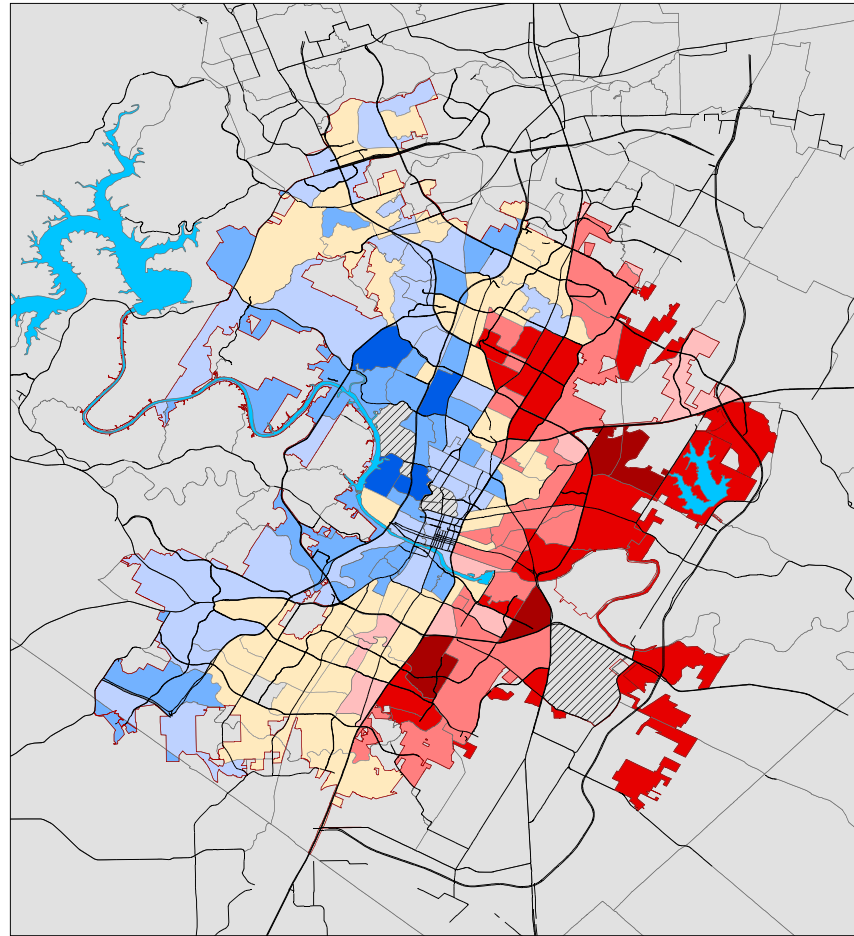


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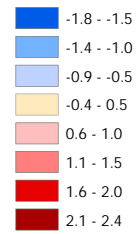
Eliminated Tracts



Percent People of Color by Census Tract (2016)

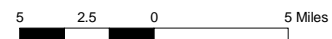


Z-Scores

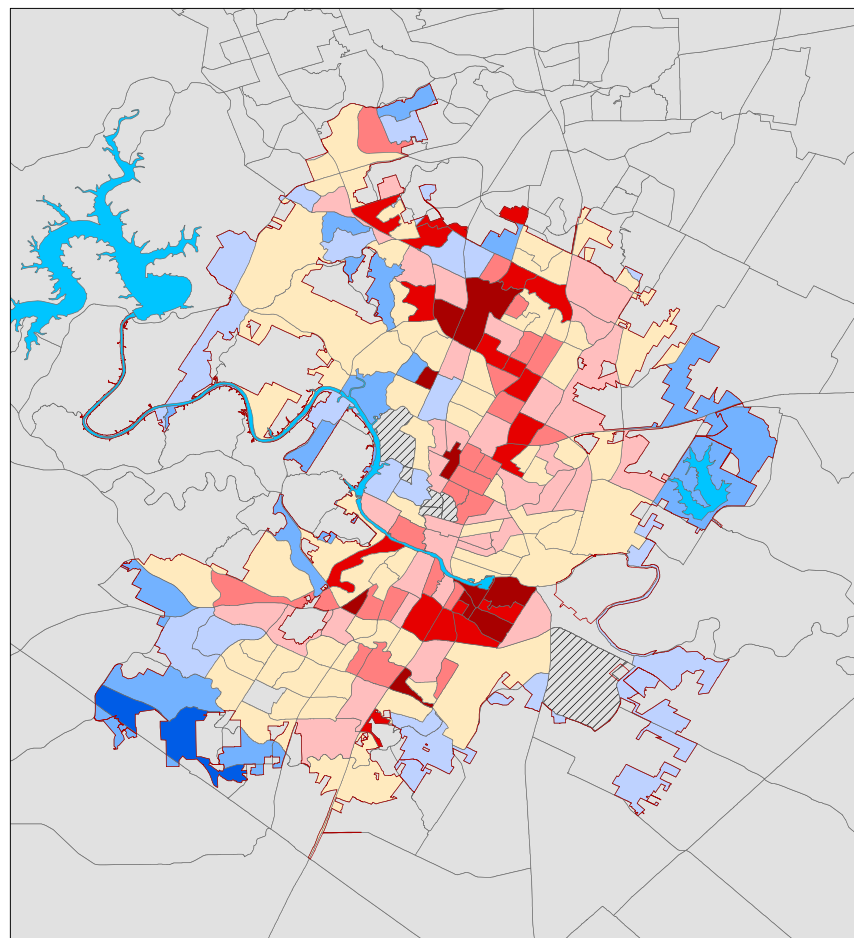


Austin City Limits

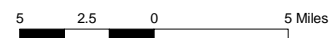
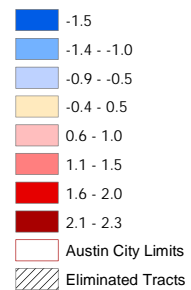
Eliminated Tracts



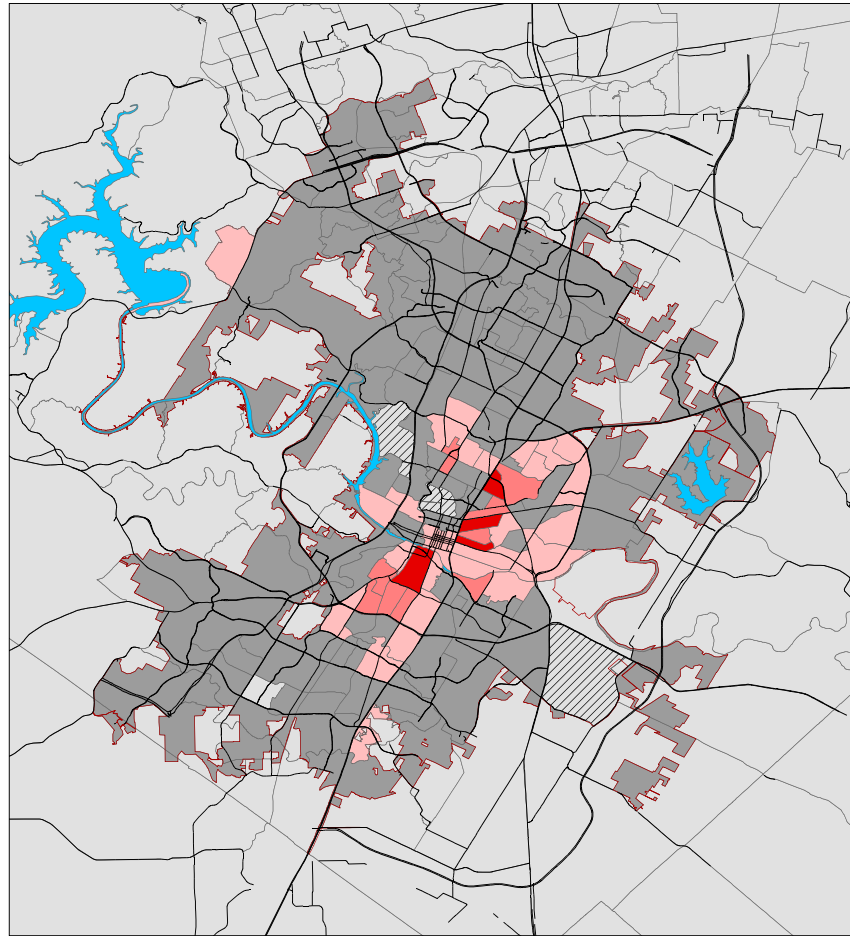
Percent Renters by Census Tract (2016)



Z-Scores



Significant Demographic Change Tracts (2000-2016)



Average Z-Score

- 0.5 - 1.0
- 1.1 - 1.5
- 1.6 - 1.9

- Study Area
- Austin City Limits
- Eliminated Tracts

5 2.5 0 5 Miles